

Single Family Residence **RESIDENTIAL**

2190 BEARS RANCH DR

RENO, NV 89521

\$586,449 TopHap Estimate · \$329 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,785 ft²
LIVING AREA

3,520 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$586K

\$576K low

\$597K high

Last Sale

\$585,000 · Apr 27, 2026

Est. Owner Equity

\$56,449

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,402 (2025)
Assessed Value	\$118,155
Previous Assessed	\$119,580
Assessor Market Value	\$258,853

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 53 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2026	Resale	Bargain And Sale Deed	\$585,000	\$328	\$530K
Jan 2, 2025	Resale	Bargain And Sale Deed	\$566,000	\$317	\$566K
Nov 11, 2016	Resale	Bargain And Sale Deed	\$317,500	\$178	\$297K
Dec 7, 2015	Resale	Bargain And Sale Deed	\$303,000	\$170	\$292K
Aug 22, 2013	Quitclaim	Quit Claim Transfer			
Aug 9, 2013	Resale	Bargain And Sale Deed	\$235,500	\$132	\$214K
Mar 13, 2013	Recorded document	Grant Deed			
Mar 15, 2013	Resale	Grant Deed	\$403,000	\$226	
Mar 31, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kendyl Depoali Middle School	Middle	6–8	0.5 mi
Nick Poulakidas Elementary School	Elementary	KG–5	0.5 mi

Damonte Ranch High School	High	9–12	1.6 mi
---------------------------	------	------	--------

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------